BOOK 4214 PAGE 223

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 11,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF February 1968.

Notary Public

MY COMMISSION EXPIRES: 10-7-

(AFFIX SEAL)

[illegible] prepared by

Bass & Makris, Attys.
Stahlman Building
Nashville, Tennessee

THIS INSTRUMENT WAS PREPARED BY
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James C. Ferguson (NAME)	Murphree Mortgage Company (NAME)	11RP82-6
819 Fatherland Street (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue North (STREET ADDRESS)	Par 20
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ronald S. Zeitlin and Albert H. Phillips,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James C. Ferguson, and wife, Eula Mae Ferguson,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 83 in Barrow's Addition to Edgefield, as shown on Plan Book 1, page 13, Chancery Court at Nashville.

Said Lot No. 83 fronts 50 feet on the northerly side of Fatherland Street and extends back between parallel lines 170 feet to an alley in the rear.

Being the same property conveyed to Ronald S. Zeitlin and Albert H. Phillips, by deed from the Nashville Housing Authority, of record in Book 4094, Page 56, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 819 Fatherland Street (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness their hands this twelfth day of February, 1968.

Ronald S. Zeitlin

Albert H. Phillips

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared Ronald S. Zeitlin, partner and Albert H. Phillips, partner with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the partners and ~~XX~~ respectively of the Zeitlin-Phillips Co. Partnership the within named bargainor, a ~~corporation~~, and that (he) (they) as such partners ~~XXX~~, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation~~ Partnership by the said Ronald S. Zeitlin as such partner, and attesting the same by the said Albert H. Phillips as such partner.

Witness my hand and official seal at office at Nashville, Tennessee on this the twelfth day of February, 1968.

My commission expires 1-10-72

_____
Notary Public

WARRANTY DEED

FROM
Zeitlin-Phillips Co.

TO
James C. Ferguson, Etux

06920

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 26 5 22 AM '68
NOTE BOOK 118 PAGE 317
RECORDING FEE $ 3.00
DEP. REG. _____

Attorneys Title Company
Titles Guaranteed

This instrument was prepared by
Thomas, Haliburton,
Ballin & Makris, Attys.
Stahlman Building
Nashville, Tennessee

STATE TAX $ 30.42
PROBATE .50
TOTAL $ 30.92

FEB 26 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.